

City		Industrial	Commercial	Notes	Staff Comments
Cupertino	Places of Assembly	Not permitted	Private clubs and daycare (if ancillary to other use), schools are permitted (if less than 50% of space), otherwise UP. Other Assembly uses not called out not permitted.	Conditionally allowed in BQ zoning -quasi public building zoning	Case by case, but the City is cautious about these uses in the industrial areas. Not necessarily encouraging the use.
	Amusement and Recreation	Conditional Use	Conditional Use	Conditionally allowed in FP zoning - private recreation zoning	
Palo Alto	Places of Assembly	Permitted and Conditional Use depending on specific zoning	Permitted and Conditional Use depending on specific zoning		
	Amusement and Recreation	Conditional Use	Conditional Use		
Mountain View	Places of Assembly	Conditional Use	El camino allows churches but others are CUP	In general industrial area, must be in close proximity to residential uses. No child care allowed in industrial	Analyzed on a case by case basis. Allowed along El Camino Real
	Amusement and Recreation	Conditional Use			
Campbell	Places of Assembly	Conditional Use	Permitted in office district, CUP in commercial, Not mentioned in CBD		Looked at on a case by case basis, but the city has provisions in regards to assembly uses. Must be on a collector or arterial street, an overconcentration of uses - cannot be located within 300 feet of another use unless PC grants exception
	Amusement and Recreation	Limited uses are CUP	Conditional Use		
San Jose	Places of Assembly	Conditional Use or Planned Development if containing a mixed industrial overlay, otherwise not allowed	Conditional Use or Planned Development, some use permitted by right (ex. Public Comm. Ctr.)		Projects are looked on a case by case basis, each is analyzed based on its own merits and situation
	Amusement and Recreation	Conditional Use or Planned Development if containing a mixed industrial overlay, otherwise not allowed			Projects are looked on a case by case basis, each is analyzed based on its own merits and situation

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Santa Clara	Places of Assembly	Not mentioned - but under a general use may get in	Dance/Music Studios permitted in neighbor, Community, Thoroughfare, Downtown Comm. Permitted in Commerical Park Zoning	There is a quasi-public, recreational zoning district where allowed	Case by case basis. Some applications have been approved, others have not.
	Amusement and Recreation	Not mentioned - but under a general use may get in	Conditional use in Commun., Downtown, Thoroughfare, Comm. Outdoor Rec Conditional in Commercial Park Zoning. Rec allowed in Commer. Rec Zoning	There is a quasi-public, recreational zoning district where allowed	Case by case basis. Some applications have been approved, others have not.
Milpitas	Places of Assembly	Conditional Use	Conditional Use	Discourage this use in industrial areas	Tends to discourage overall, but especially within "newer" business parks. Requires risk assessment, will not support daycare
	Amusement and Recreation	Permitted and Conditional depending on specific use	Permitted and Conditional Use depending on specific use		No discouragement - only concerns are parking and sensitive uses
Los Gatos	Places of Assembly	Conditional Use, Not permitted in some Indus. Zones (C-M)	Conditional Use		
	Amusement and Recreation	Conditional Use, Not permitted in some Indus. Zones (C-M)	Conditional Use		
Fremont	Places of Assembly	Conditional Use, Assembly uses not allowed in G-I zone	Conditional Use, Zoning Admin Approval Req'd in some zones	Not called out in Regional Comm Zones	Restricted from certain zoning areas. Look to see if there are sensitive uses (under 16, over 65 and handicapped people)
	Amusement and Recreation	Some uses permitted in Light Indus Zones, Sensitive type of uses not allowed in I-R, G-I zones	Conditional Use, Zoning Admin Approval Req'd in some zones	Not called out in Regional Comm Zones	

CITY OF CUPERTINO
GENERAL PLAN
(excerpt)**Maintaining Cohesive Commercial Centers and Office Parks**

Cohesive commercial centers and office parks are necessary to maintain a healthy sales tax base for the city and to retain opportunities for existing businesses to expand in response to changing business trends. Cupertino's major retail commercial centers are located at Vallco Fashion Park, The Marketplace and Portal Plaza centers, Cupertino Village, the Oaks and the Crossroads Commercial District; the office parks are located at Vallco (North of Highway 280), North De Anza Boulevard and Bubb Road: Projects with residential or quasi-public components proposed to replace some or all of the existing industrial, office and commercial uses on a site in these areas will be evaluated on a case by case basis to determine if they are complementary to the overall business park or shopping center, or otherwise meet the following criteria:

- 1) Integrate into the existing land use pattern by:
 - Continuing established land use patterns (e.g. commercial next to commercial or residential adjacent to residential)
 - Continuing patterns of building massing, setbacks and height
 - Establishing logical development patterns bounded by visible natural or man-made features such as a public or private road, creek, freeways etc.
- 2) Provide visible pedestrian/bicycle connections to and from existing uses.
- 3) Provide a visible and publicly accessible park/plaza or open space area.
- 4) Orient active building spaces to the public or private rights of way.
- 5) Provide superior building design with high quality natural materials and building architecture.
- 6) Demonstrate there are sufficient existing or supplemental local revenues to support municipal and school services needed to serve the development.
- 7) Show that the building is functionally obsolete in a market sense and cannot be reasonably redeveloped or marketed into a compatible use within the surrounding area, or show the existing building/use is no longer complementary to the larger commercial center or office park.
- 8) Show that the development can reasonably stand alone as a self-sufficient land use that is otherwise complementary to existing buildings and uses.
- 9) Show that the residential or quasi-public use provides an incentive to incorporate a significant component of commercial or offices uses on the site.

Two-thirds of the commercial/office square footage that is converted to residential uses shall be allocated to major employers (companies with Cupertino sales offices or corporate headquarters). The remainder of the square footage shall be allocated to the commercial or office pool in the subject area.

City of Irvine Policies Related to "Institutional" Uses

Institutional

Definition: A variety of publicly or privately owned and operated facilities (hospitals, schools, religious facilities) and other nonprofit land uses.

Some institutional land uses (e.g., schools, utilities, and public facilities) are allowed in all Land Use Element categories consistent with established City ordinances and policies.

OBJECTIVE A-6

LAND USE COMPATIBILITY

Achieve harmonious land use patterns throughout the City. The following policies support Objective A-6:

Policy (a): Ensure, through the discretionary review process, the public health, safety, and welfare of sensitive receptors/land uses when locating such uses in close proximity to the following land uses:

- Uses which handle, generate, and/or transport hazardous substances (as defined by federal and state regulations).
- Uses which create excessive noise.
- Uses which create excessive dust.
- Uses which create other land use conflicts.

At the same time, ensure that the proposed sensitive receptors/land uses will not have an impact on the continued operation and/or expansion of the following land uses:

- Airports.
- Surface utilities.
- Off-Site hazardous waste facilities.
- Solid waste facilities.
- Manufacturing uses.
- Research and development uses.
- Mining and processing uses.
- Any land use which handles, generates, and/or transports hazardous substances as defined by federal and state regulations.

Policy (b): When a sensitive receptor land use is proposed to be established in a zoning district other than residential that allows businesses that use, store, or generate hazardous substances (i.e., most non-residential districts in the city), the project proponent of the sensitive land use shall be responsible for promoting the safety of the occupants of the site as set forth in the Zoning Ordinance.

Sensitive Receptors:

Land uses considered to be sensitive receptors include residential, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants (e.g., children or elderly), the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.

Policy (c): Ensure, through the discretionary review process, that the siting of any land use which handles, generates, and/or transports hazardous substances, as defined by federal and state regulations, will not have a negative impact on existing sensitive receptors/land uses.

Establishing development intensity for the institutional designation in addition to the development intensity allowed in the adopted land use category. This policy applies to those institutional uses which support the surrounding land uses. Included institutional uses are public schools, libraries, museums, places of worship, day care and child care centers, police and fire stations, institution-related housing and not-for profit housing.